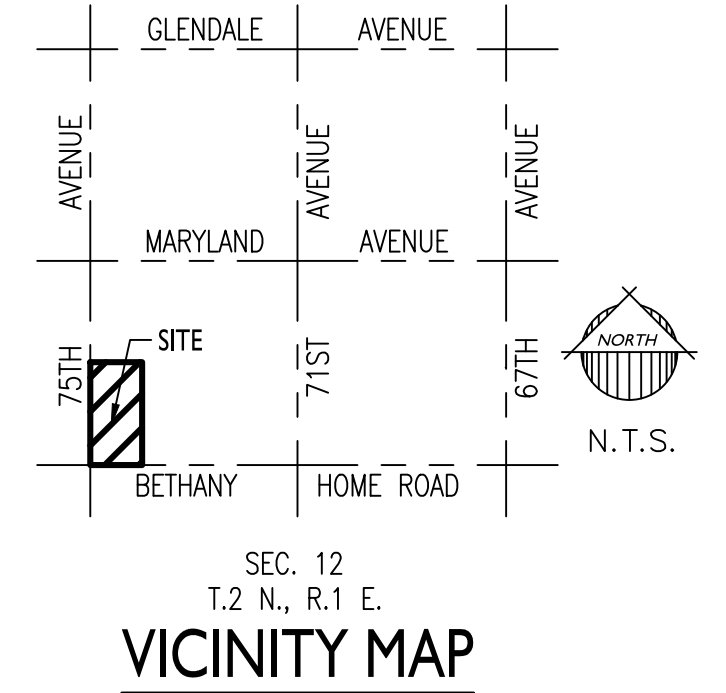


FINAL PLAT

75TH AVENUE & BETHANY HOME ROAD

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE
GILA AND SALT RIVER MERIDIAN
CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT BEAZER HOMES HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "75TH AVENUE & BETHANY HOME ROAD", A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "75TH AVENUE & BETHANY HOME ROAD", AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT THE LOTS, TRACTS, STREETS AND EASEMENTS SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND THAT OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF GLENDALE, FOR PUBLIC ROADWAY PURPOSES, THE STREETS AS SHOWN ON SAID PLAT.

THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATE TO THE PUBLIC FOR UTILITY PURPOSES.

THE SEWER EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF GLENDALE IN, OVER, AND UNDER THOSE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT, IF NECESSARY, OF SEWER LINES AND ASSOCIATED APPURTENANCES.

TRACT A IS DECLARED FOR LANDSCAPED OPEN SPACE, AMENITY AND RETENTION, FOR USE BY ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION.

TRACTS B THROUGH F ARE DECLARED FOR LANDSCAPED OPEN SPACE, FOR USE BY ALL MEMBERS OF THE HOMEOWNERS ASSOCIATION.

SAID TRACTS SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF:

BEAZER HOMES HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED THEIR NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER, HEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____, 2022.

BEAZER HOMES HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO ACKNOWLEDGED SELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE SOUTHWEST CORNER OF SAID SECTION 12, FROM WHICH A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (BASIS OF BEARING), 2635.68 FEET;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, NORTH, 1319.48 FEET;

THENCE EAST, 55.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 17 MINUTES 16 SECONDS EAST, 609.11 FEET;

THENCE SOUTH 0 DEGREES 01 MINUTES 15 SECONDS EAST, 1284.59 FEET;

THENCE SOUTH 88 DEGREES 16 MINUTES 09 SECONDS WEST, 609.58 FEET;

THENCE NORTH, 1284.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.9633 ACRES, MORE OR LESS.

NOTES

- THIS PROJECT IS A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- AT THE COMPLETION OF CONSTRUCTION, ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP, TAG OR OTHER APPROVED MONUMENT BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY STAKING OF THIS PLAT.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL ANY OTHER IMPROVEMENTS OR ALTERATIONS BE MADE WITHIN THE DRAINAGE EASEMENTS THAT ARE A PART OF THIS SUBDIVISION.
- FLOOD INSURANCE RATE MAP #04013C1715L, DATED OCTOBER 16, 2013, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN ZONE "X".
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING: (A) WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING OR (B) CONSTRUCTION, STRUCTURES OR BUILDINGS EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN THE ARTERIAL AND COLLECTOR STREETS RIGHTS-OF-WAY DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- STREET LIGHTING SHALL CONFORM TO THE CITY OF GLENDALE STREET LIGHTING MANUAL.
- ALL DRAINAGE STRUCTURES LOCATED AT THE INTERSECTION OF 74TH AVENUE AND BETHANY HOME ROAD WILL BE MAINTAINED BY THE CITY OF GLENDALE. THIS INCLUDES THE PIPES, HEADWALL, AND DRYWELL LOCATED IN THE RETENTION BASIN LOCATED IN THE BETHANY HOME ROAD RIGHT-OF-WAY LOCATED LYING DIRECTLY WEST OF 74TH AVENUE. THE HOA WILL STILL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING OF THE BASIN.

PRELIMINARY PLAT CONFORMANCE

I HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT OF THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION ON THIS ___ DAY OF _____, 2022.

BY: _____
PLANNING MANAGER, CITY OF GLENDALE ARIZONA _____ DATE _____

IMPROVEMENT ASSURANCES

I HEREBY ACKNOWLEDGE THAT ENGINEERING PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

BY: _____
CITY ENGINEER OR DESIGNEE _____ DATE _____

APPROVALS

APPROVED BY THE COUNCIL OF THE CITY OF GLENDALE, ARIZONA.

THIS _____ DAY OF _____, 2022.

BY: _____
MAYOR _____ DATE _____

ATTEST: _____
CITY CLERK _____ DATE _____

OWNER/DEVELOPER

BEAZER HOMES
1130 N. ALMA SCHOOL ROAD
SUITE 110
MESA, AZ 85201
CONTACT: JAMES ALEXANDER
EMAIL: JAMES.ALEXANDER@BEAZER.COM

ENGINEER

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD
SUITE 120
MESA, AZ 85201
CONTACT: MICHAEL LOTEPIPIO, PE
EMAIL: MIKE.LOTEPIPIO@EPSGROUPINC.COM

SHEET INDEX

- COVER, NOTES, DEDICATION, SITE DATA, BASIS OF BEARING, LEGAL DESCRIPTIONS & CERTIFICATIONS
- PLAT MAP, LINE AND CURVE TABLE, & TRACT AREA USE TABLE
- PLAT MAP & LOT AREA TABLE

SITE DATA

ZONING	R1-6
NUMBER OF LOTS	71
NUMBER OF TRACTS	6
AVERAGE LOT AREA PER DWELLING UNIT	5417 SF
LOTS AREA	8,8290 ACRES
OPEN SPACE AREA	3,7107 ACRES
RIGHT-OF-WAY AREA	5,4240 ACRES
TOTAL AREA	17.9630 ACRES

REFERENCE DOCUMENTS

- (R1) DEED OF DISTRIBUTION, DOCUMENT NO. 2006-1279372, MCR.
- (R2) AN UNRECORDED ALTA SURVEY PREPARED BY SUPERIOR SURVEYING, DATED 4/29/19, JOB NO. 190421.
- (R3) FINAL PLAT OF BETHANY HERMOSA UNIT TWO, BOOK 131, PAGE 07, MCR.
- (R4) FINAL PLAT OF DAVIE, MARICOPA COUNTY, BOOK 05, PAGE 12, MCR.

BASIS OF BEARINGS

THE CENTERLINE OF 75TH AVENUE, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE BEARING OF WHICH IS:

NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST

BENCHMARK

CITY OF GLENDALE BRASS CAP IN HAND HOLE AT THE INTERSECTION OF 71ST AVENUE & BETHANY HOME ROAD, ALSO BEING THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ELEV = 1113.54' (NAVD88)

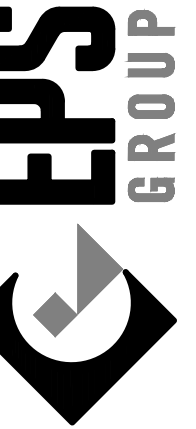
CERTIFICATION

I, ROBERT A. JOHNSTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CONSISTING OF XXXXX SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME DURING THE MONTH OF JULY 2020, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN, THAT ALL MONUMENTS EXIST OR WILL BE SET AND THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON REGISTRATION NO. 37495
EPS GROUP INC.
1130 N. ALMA SCHOOL RD.
SUITE 120
MESA, AZ 85201
480-503-2250

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.835.1709
www.epsgroupinc.com

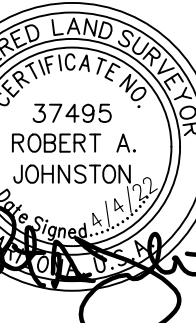


Project: 75TH AVENUE & BETHANY HOME ROAD
GLENDALE, ARIZONA
FINAL PLAT

Revisions:



Drawn by: LFT
Reviewed by: RAJ



Job No:
20-1553

COVER

Sheet No.
1
of 3

